

NO: **R030**

COUNCIL DATE: **FEBRUARY 23, 2015**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 28, 2015**

FROM: **General Manager, Engineering**

FILE: **0910-40/186**

SUBJECT: **Sale of City-owned Property at 18954 – 54 Avenue and a Portion of City Property at 18949 – 52 Avenue**

RECOMMENDATION

The Engineering Department recommends that Council approve the sale of the 73.3 m² (789 ft.²) City-owned property at 18954 – 54 Avenue and a 37.4 m² (403 ft.²) portion of the City-owned property at 18949 – 52 Avenue, both collectively identified as the “Remnant Lands,” as generally illustrated in Appendix I and Appendix II attached to this report, subject to compliance with the notice provisions under Sections 26 and 94 of the *Community Charter*, SBC, 2003 Chap. 26.

DISCUSSION

Property Description

18954 – 54 Avenue

The 73.3 m² (789 ft.²) parcel, now addressed as 18954 – 54 Avenue, is a remainder lot created in 2013 from the bylaw closure of a 1,463 m² (15,751 ft.²) portion of the dedicated parkland at 18950 – 54 Avenue, and the subsequent dedication of a 1,390 m² (14,962 ft.²) portion of the closed parkland for 189A Street collector road purposes.

18949 – 52 Avenue

The City purchased the whole of 18949 – 52 Avenue in 2013 partially for the 189A Street connection and subsequently dedicated a 4,960 m² (53,389 ft.²) portion of this property towards the collector road. The remainder lot is now a hooked lot comprised of two areas of land located on the east and west sides of the newly constructed 189A Street. The area west of 189A Street contains a watercourse and will be retained by the City as park for the protection of the watercourse and related riparian habitat. The area east of 189A Street is intended for sale and development.

Zoning, Plan Designations, and Land Use

18954 – 54 Avenue is zoned Single Family Residential (RF) Zone and designated “Urban” in the Official Community Plan (OCP). 18949 – 52 Avenue is zoned Light Impact Industrial (IL) Zone and designated “Industrial” in the OCP.

Reasons for the Disposition

The size, shape and location of the Remnant Lands result in minimal utility to the City. At the time of cancelling the dedicated status of part of the park property at 18950 – 54 Avenue to facilitate the 189A Street road dedication, City staff intended that the Remnant Lands would be sold and consolidated with the east adjacent privately owned property. The consolidation and disposition of the Remnant Lands with 18998 – 54 Avenue will result in a neat and straight property line boundary. Staff will undertake a land development application to rezone 18954 - 54 Avenue from RF to IL, to consolidate and enable the transfer of the Remnant Lands.

The proposed sale has been reviewed with all potentially concerned City Departments and no objections to the sale have been raised.

Land Value

The sale of the Remnant Lands will be at the market value as determined by a qualified staff appraiser.

SUSTAINABILITY CONSIDERATIONS

The proposed sale supports the objectives of the City's Sustainability Charter, more particularly the economic goal of using the City's land base efficiently, which contributes to the City's financial sustainability. It also supports the broad Charter objective of ensuring that land uses are located in a planned and orderly manner throughout the City. These outcomes support the following Sustainability Charter action items.

- EC1: Corporate Economic Sustainability; and
- EN9: Sustainable Land Use Planning and Development Practices.

CONCLUSION

The Remnant Lands are surplus to the City's needs. It is recommended that Council approve the sale of these surplus Remnant Lands to the adjacent owner at 18998 – 54 Avenue for their consolidation into that adjacent property.

Fraser Smith, P.Eng., MBA
General Manager, Engineering

AW/amg/clr

Appendix I - Aerial Photograph of Site
Appendix II - Remnant Lands

It is noted that all area calculations contained in this report are approximate and subject to final survey.

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 27-Jan-2015, C9W

Date of Aerial Photography: March 30, 2014



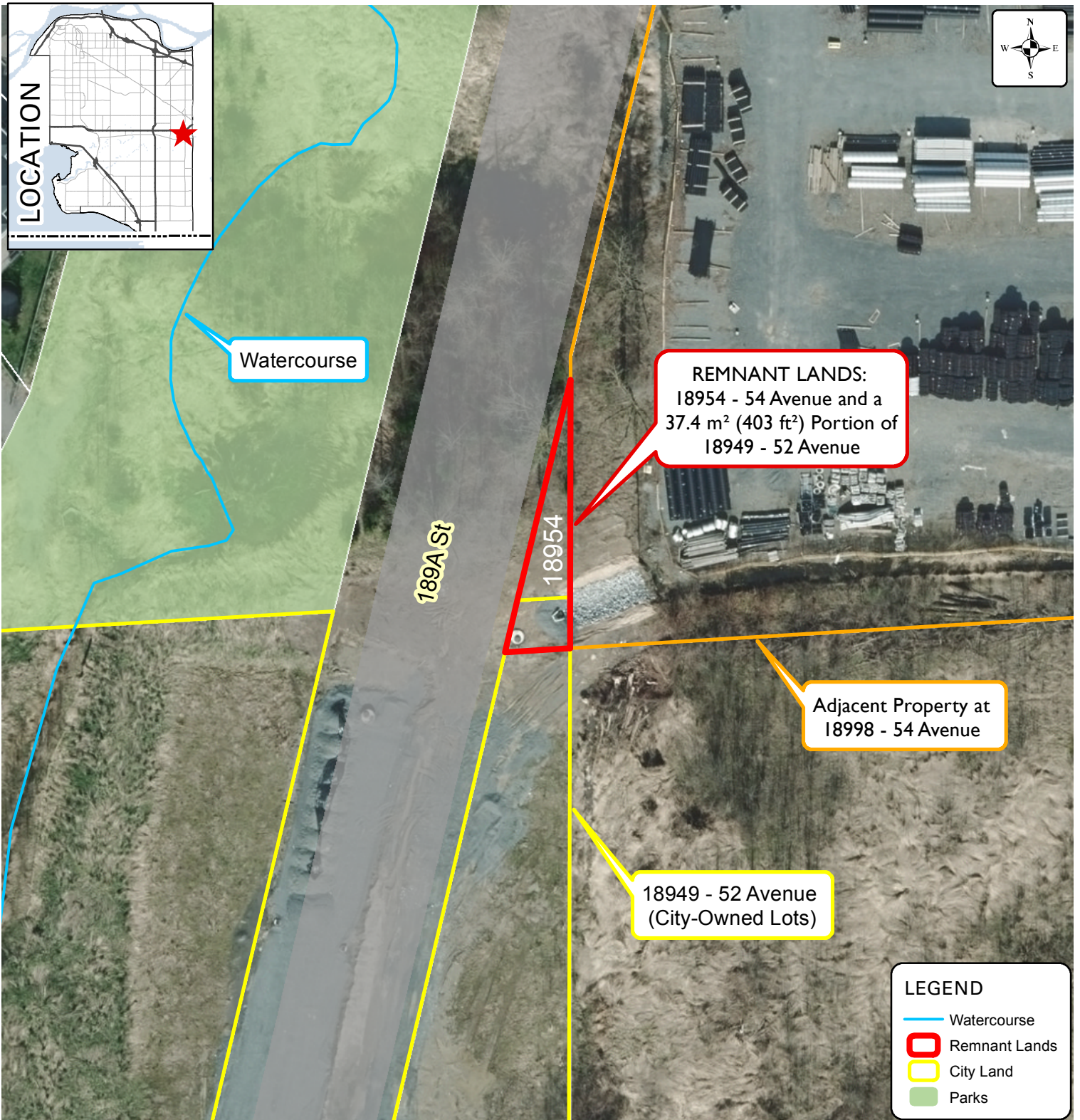
REMNANT LANDS
Sale of Portion of 18949 - 52 Avenue
and 18954 - 54 Avenue

**ENGINEERING
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\CW_18949_52Ave_API.mxd

APPENDIX II AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 28-Jan-2015, C9W

Date of Aerial Photography: March 30, 2014



REMNANT LANDS
Sale of Portion of 18949 - 52 Avenue
and 18954 - 54 Avenue

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